

S-9-2007
Westridge Estates Phase 4 - Amended
5730 West 5400 South
R-1-7 Zone

BACKGROUND

Ivory Homes, is requesting an amendment to the Westridge Estates Phase 4 Subdivision. The purpose for the amendment is to correct a number of errors on the recorded plat.

STAFF/AGENCY CONCERNS:

There are no staff or agency concerns with this application.

ISSUES:

The Westridge Estates Phase 4 Subdivision was recorded with the Salt Lake County Recorder's Office in October 2007. Subsequent to the recordation of this plat, staff learned that the recorded plat does not match the approved plat by the City.

As part of the City's approval of the subdivision plat, a number of notes were required as part of the approval process. These notes were to address issues related to the subdivision's proximity to the golf course and USANA amphitheater. In addition, notes regarding drainage easements were also left off the recorded plat. Further exploration revealed that the approved cul-de-sac radius of 52 feet was actually recorded at 53 feet.

This problem came to light as the City Engineer was responding to a grading and drainage issue with the developer's engineer. Upon learning of these problems, staff has determined the best way to resolve the above mentioned errors would be to amend the recorded subdivision plat. Therefore, the amended subdivision plat will do the following:

1. Add certain notes that were omitted from the recorded plat.
2. Provide language and locations of new drainage swales.
3. Vacate a 1-foot strip in the Right-of-Way for each cul-de-sac.

Anytime there is a modification to a recorded plat, City ordinance requires that the Planning Commission forward a recommendation on to the City Council. The amendment of this plat will then be recorded to correct the absent notations and to establish new drainage swale easements.

STAFF ALTERNATIVES:

- A. Approval of the plat amendment.
- B. Continuance to allow for more discussion regarding the application.

Applicant:

Ivory Homes

Discussion: Steve Lehman presented the application. The Planning Commission had no further questions.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Mills moved for approval

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Conder	Yes
Commissioner Davis	Yes
Commissioner Fuller	Yes
Commissioner Jones	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous – S-9-2007– Approved